

Al Hester



480 Cedar Street • Suite 600
Saint Paul, Minnesota 55101-2240
651-298-5664 • Fax 651-298-5666
Hearing Impaired: 651-292-7280

MONTHLY MANAGEMENT REPORT MONTH ENDING MAY 31, 2003

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HUD Proj. No.	Development Name or Address	Original Total Units	Present Total Units	Present Total Hi-rise	Present Total Family	Number of dwelling units by bedroom size								DOFA:	
						0 BR	1 BR	2BR	3BR	4BR	5BR	6BR	Date of Initial Occupancy		
1-1	John J. McDonough Homes	520	484		484		40	256	114	66	8		12/31/52		
1-4	-1st Addition to McDonough	42	42		42				34	4	4		01/31/62		
1-8A	-2nd Addition to McDonough	54	54		54				18	20	16		12/31/64		
1-2	Franklin D. Roosevelt Homes	320	314		314		65	159	68	22			08/01/52		
1-3	Mt. Airy Homes & 200 E. Arch	448	425	153	272		99	86	172	48	20		07/01/59		
1-8B	-Addition to Mr. Airy	22	22		22			22					12/31/64		
1-10	-Mt. Airy Rehabs	10	3		3			2		1			03/01/66		
1-39	-Replacement unit	1	1		1					1			1/30/1998		
1-5	554 Central & Duplexes	186	183	141	42	69	71	1	12	8	22		01/31/64		
1-6	261 E. University	200	158	158		22	135	1					09/01/63		
1-7	325 Laurel & W Side Duplexes	155	118	102	16		101	11	6				12/31/63		
1-9	469 Ada & Dunedin Terrace	233	230	142	88		141	16	25	36	12		03/01/66		
1-11	899 South Cleveland	144	144	144			143	1					12/31/69		
1-13	1743 East Iowa	148	148	148			147	1					08/01/70		
1-14	1300 Wilson	187	187	187			186	1					09/01/69		
1-15	727 Front	151	151	151			150	1					07/01/69		
1-16	280 Ravoux	220	220	220			219	1					01/01/70		
1-17	545 Wabasha	75	71	71		30	40	1					06/01/69		
1-18	1085 Montreal	187	185	185			184	1					02/01/70		
1-19	10 West Exchange	194	194	194			193	1					05/30/72		
1-20	Scattered Sites	36	18		18				7	11			12/31/68		
1-22	Scattered Sites	24	16		16		8	3	5				12/31/68		
1-23	Scattered Sites	26	26		26				20	5	1		02/28/77		
1-24	1000 Edgerton	220	219	219			218	1					01/31/74		
1-26	777 North Hamline	186	186	186			185	1					02/29/76		
1-27	825 Seal	144	144	144			143	1					05/31/76		
1-29	Scattered Sites	67	67		67				54	13			10/31/80		
1-30	Scattered Sites	25	25		25				21	4			10/31/81		
1-31	Scattered Sites	75	75		75				60	15			12/31/84		
1-32	Scattered Sites	26	26		26				18	6	2		03/31/89		
1-33	Scattered Sites	45	45		45				37	6	2		12/31/88		
1-34	Scattered Sites	50	50		50				40	6	3	1	06/30/90		
1-35	Scattered Sites	15	16		16				6	7	2	1	01/31/92		
1-37	Scattered Sites	25	25		25				5	8	10	2	05/31/93		
1-38	Scattered Sites HOMEWARD	35	1		1				1				01/31/96		
	TOTAL PUBLIC HOUSING	4,496	4,273	2,545	1,728	121	2,468	568	723	287	102	4			

SECTION 8 UNITS - Rent Subsidies for Privately-Owned Housing

			Hi-rise	Family	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
	TOTAL PHA UNITS	8,300	2,545	5,755	241	3,632	1,820	1,800	588	192	15

PHA 015994

06/03/03

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

May 2003

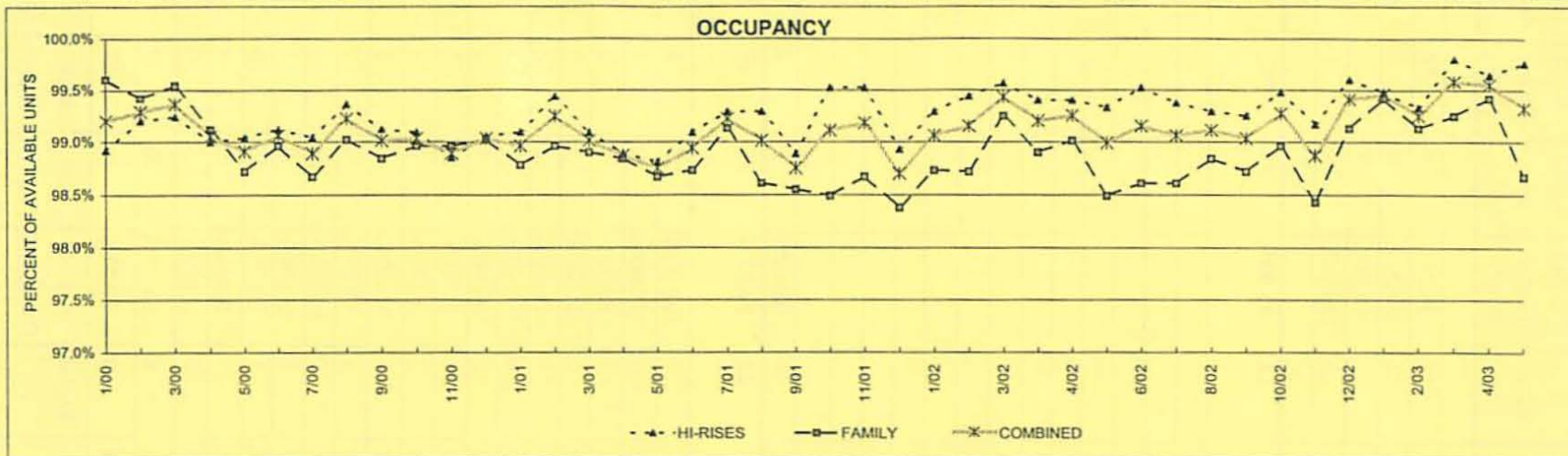
Month Ending 5/31/2003

MN #	Name or Address	Present Total Hi-rise Units	Present Total Family Units	Total Non DUs	Avail'ble for Occu- pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn- around Time (Days)
FAMILY DEVELOPMENTS											
1-1,4,8A	John J. McDonough Homes	0	580	2	578	10	98.27%	21	17	14	31
1-2	Franklin D. Roosevelt Homes	0	314	1	313	2	99.36%	5	6	4	11
1-3,8B,10,39	Mt. Airy Homes & Rehabs	0	298	0	298	1	99.66%	3	3	2	14
1-9	Dunedin Terrace, including	0	104	0	104	0	100.00%	1	1	2	21
1-7	16 W. Side Duplexes										
SUBTOTAL DEVELPMTS		0	1,296	3	1,293	13	98.99%	30	27	22	25
SCATTERED SITES - FAMILY											
1-20	Scattered Sites	0	18	0	18						
1-22	Scattered Sites	0	16	0	16						
1-23	Scattered Sites	0	26	0	26						
1-29	Scattered Sites	0	67	0	67						
1-30	Scattered Sites	0	25	0	25						
1-31	Scattered Sites	0	75	0	75						
1-32	Scattered Sites	0	26	0	26						
1-33	Scattered Sites	0	45	0	45						
1-34	Scattered Sites	0	50	0	50						
1-35	Scattered Sites	0	16	0	16						
1-37	Scattered Sites	0	25	0	25						
1-5	Central Duplexes	0	42	0	42						
1-38	Scattered Sites	0	1	0	1						
Subtotal Scattered Sites		0	432	0	432	10	97.69%	8	2	1	91
SUBTOTAL FAMILY		0	1,728	3	1,725	23	98.67%	38	29	23	28
HI-RISES											
1-3	Mt. Airy Hi-Rise	153	0	1	152	0	100.00%	3	3	2	8
1-5	554 Central Hi-Rise	141	0	2	139	0	100.00%	2	1	0	0
1-6	261 E. University Hi-Rise	158	0	2	156	1	99.36%	3	3	4	19
1-7	325 Laurel Hi-Rise	102	0	2	100	0	100.00%	1	0	0	0
1-9	469 Ada Hi-Rise	142	0	1	141	0	100.00%	3	2	1	0
1-11	899 S. Cleveland Hi-Rise	144	0	1	143	0	100.00%	2	1	2	19
1-13	1743 East Iowa Hi-Rise	148	0	1	147	0	100.00%	1	2	2	19
1-14	1300 Wilson Hi-Rise	187	0	1	186	1	99.46%	0	0	2	36
1-15	727 Front Hi-Rise	151	0	1	150	1	99.33%	2	4	4	26
1-16	280 Ravoux Hi-Rise	220	0	1	219	0	100.00%	3	3	6	17
1-17	545 Wabasha Hi-Rise	71	0	1	70	1	98.57%	4	3	4	18
1-18	1085 Montreal Hi-Rise	185	0	3	182	0	100.00%	4	4	4	13
1-19	10 West Exchange Hi-Rise	194	0	2	192	0	100.00%	2	3	3	12
1-24	1000 Edgerton Hi-Rise	219	0	1	218	1	99.54%	5	5	5	14
1-26	777 North Hamline Hi-Rise	186	0	3	183	1	99.45%	3	4	3	21
1-27	825 Seal Hi-Rise	144	0	1	143	0	100.00%	0	0	0	0
SUBTOTAL HI-RISES		2,545	0	24	2,521	6	99.76%	38	38	42	18
TOTALS		2,545	1,728	27	4,246	29	99.32%	76	67	65	21
1370 VACANCY DAYS		Present	Present	Total	Avail'ble	Vacant	Percent	Units	Units	Units	Turn-
322 Make Ready Days		Total	Total	Non	for	at	Occupied	Vacated	Ready	Leased	around
748 Lease Up Days		Hi-rise	Family	DUs	Occu- pancy	Month End	at End of Month	During Month	During Month	During Month	Time (Days)

DATE: 6/3/2003

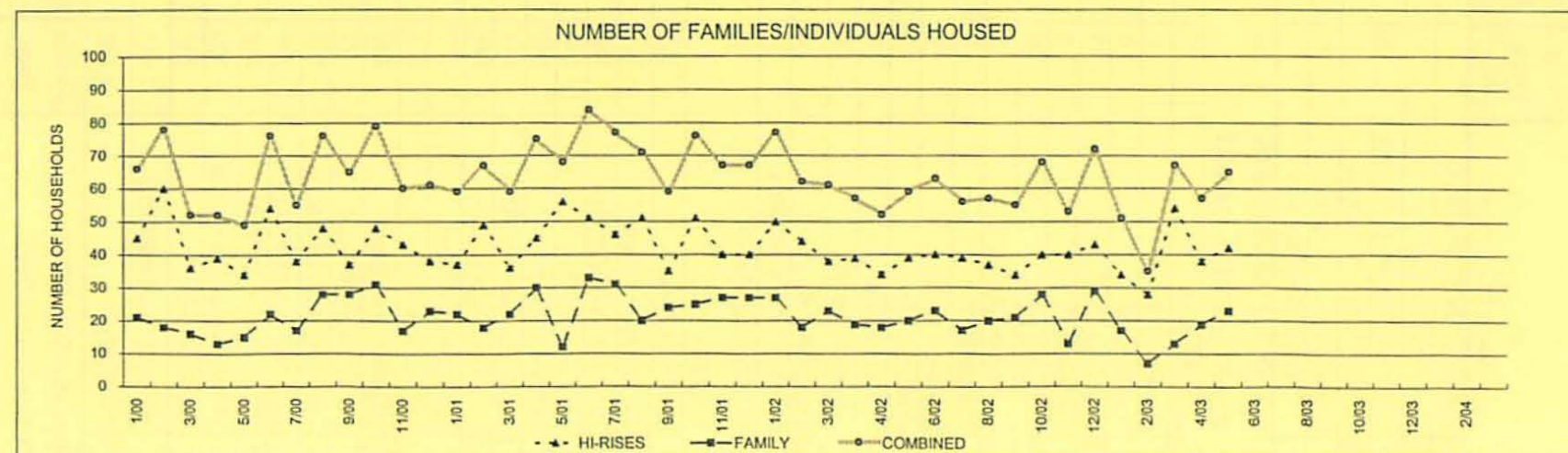
OCCUPANCY

	COST RATIO																			FY2004		YTD
	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY 2003															
	AVG	AVG	AVG	AVG	AVG	AVG	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03	AVG	
HI-RISES	99.0%	98.9%	98.9%	99.1%	99.2%	99.4%	99.4%	99.3%	99.5%	99.4%	99.3%	99.3%	99.5%	99.2%	99.6%	99.5%	99.3%	99.8%	99.6%	99.8%	99.7%	
FAMILY	99.6%	99.0%	99.3%	98.9%	98.7%	98.9%	99.0%	98.5%	98.6%	98.6%	98.8%	98.7%	99.0%	98.4%	99.1%	99.4%	99.1%	99.3%	99.4%	98.7%	99.7%	
COMBINED	99.2%	98.9%	99.1%	99.0%	99.0%	99.2%	99.3%	99.0%	99.2%	99.1%	99.1%	99.0%	99.3%	98.9%	99.4%	99.5%	99.3%	99.6%	99.6%	99.3%	99.4%	
# Vacant	34	46	40	41	42	34	32	43	36	40	38	41	31	48	25	23	32	18	19	29	24	



NUMBER OF FAMILIES HOUSED (UNITS LEASED, INCLUDING TRANSFERS)

	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY 2003												FY 2004		YTD
	AVG	AVG	AVG	AVG	AVG	AVG	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03	AVG
HI-RISES	44	42	47	42	46	39	34	39	40	39	37	34	40	40	43	34	28	54	38	42	40
FAMILY	28	30	18	21	25	19	18	20	23	17	20	21	28	13	29	17	7	13	19	23	21
COMBINED	72	73	65	63	70	57	52	59	63	56	57	55	68	53	72	51	35	67	57	65	61



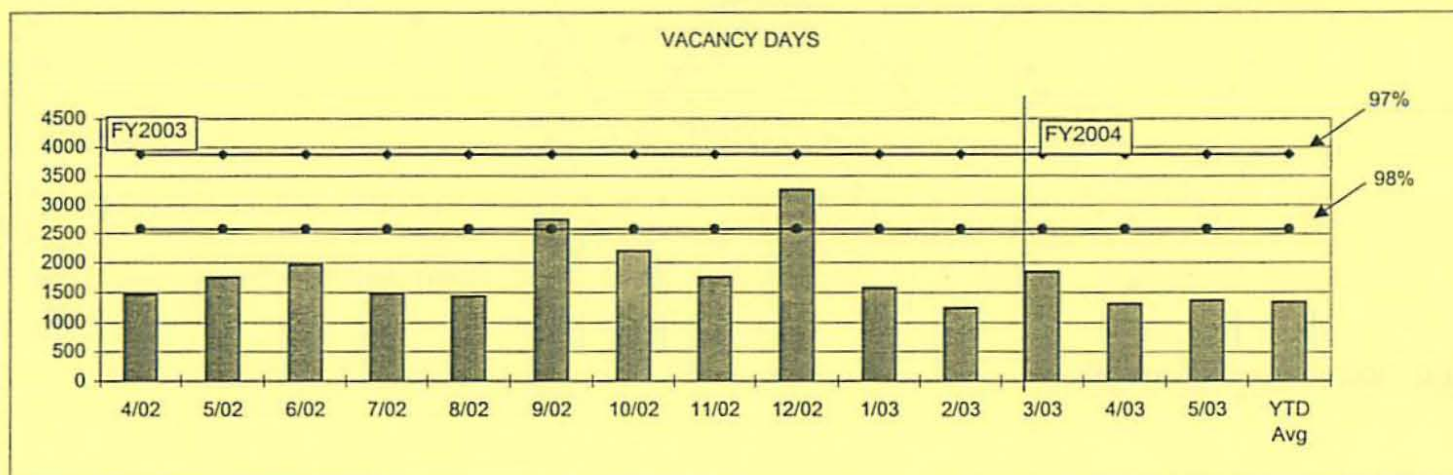
VACANCY DAYS

	FY2003												FY 2004	
MONTHLY	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03
UNITS LEASED	52	59	63	56	57	55	68	53	72	51	35	67	57	65
VACANCY DAYS	1467	1760	1962	1486	1440	2748	2197	1767	3263	1581	1244	1852	1315	1370
VACANCY RATE (Cumulative)	1.15%	1.25%	1.34%	1.29%	1.25%	1.40%	1.44%	1.43%	1.55%	1.51%	1.47%	1.47%	1.44%	1.52%
OCCUPANCY RATE	98.85%	98.75%	98.66%	98.71%	98.75%	98.60%	98.56%	98.57%	98.45%	98.49%	98.53%	98.53%	98.56%	98.48%

OCCUPANCY TARGETS:	98%	97%
Average Monthly Vacancy Days	2,583	3,874
Annual Vacancy Days	30,996	46,494

FY2004 YEAR TO DATE

98.52%	ACTUAL OCCUPANCY
1,343	Average Monthly Vacancy Days
2,685	Total Vacancy Days (Year to Date)



"Vacancy Days" is scored under the "Occupancy Loss" component of the PHAS Financial Condition score.

"Modernization Vacancy Days" have not been deducted from the totals shown above.